

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thos J. Hawkins, of Greenville, S. C.

SEND GREETINGS:

WHEREAS I the said Thos J. Hawkins

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

FIVE HUNDRED AND NO/100

(\$ 500.00 ) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in installments of

NINE AND NO/100

( \$ 9.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; and not further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I Thos J. Hawkins

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said Thos J. Hawkins

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

and in Greenville Township, about two miles from Greenville County Courthouse, on the west side of West avenue (or West street), and being known and designated as Lot No. 48, on plat of the property of J. R. West, made by A. S. Bedell in 1914, and recorded in the R. M. C. office for Greenville County in Plat Book C, at page 190, and having, according to said plat, the following metes and bounds, to-wit:-

"BEGINNING at an iron pin on the west side of said West avenue, at joint corner of Lots 48 and 49, and running thence along the line of said avenue, N. 13-21 W. 60 feet to an iron pin, joint corner of Lots 47 and 48; thence along the joint line of said lots, S. 75-02 W. 181.7 feet to an iron pin; thence S. 14-25 E. 56.6 feet to an iron pin, rear corner of Lots 48 and 49; thence along the joint line of said lots, N. 75-02 E. 180.4 feet to the beginning corner. Being the same lot conveyed to me by J. A. McKinney by deed dated May 19, 1937, and recorded in the R. M. C. office for Greenville County in Vol. 198, page 463."

*June 18, 1940 and cancelled from Association*  
*and Savings*  
*Smith*

*Witnessed by*  
*S. L. Laing*

*June 18, 1940*  
*FILED*  
*18th June 1940*  
*Greenville S.C.*  
*#6827*